

IN RE: PETITION FOR ZONING VARIANCE
NW/4 Edmondson Avenue, 61' SW
of the c/l of North Bend Road
(5502 Edmondson Avenue)
1st Election District
1st Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-142-A

George C. Abraham, D.D.S., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a double-faced, illuminated, freestanding sign of 54 sq.ft. (3'6" x 6') in lieu of the permitted 8 sq.ft., single-faced, non-illuminated sign, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Dr. Abraham, appeared and testified. Also appearing on behalf of the Petition was Mrs. Pat Duncan, Office Manager. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted as hereinafter modified. Due to its proposed location on Edmondson Avenue, which is classified as an arterial road, the sign should be no larger in length than 5 feet. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Baltimore County Zoning Commissioner this 22nd day of October, 1988 that the Petition for Zoning Variance to permit a double-faced, illuminated, freestanding sign of 43 sq.ft. (3'6" x 5') in lieu of the permitted 8 sq.ft., single-faced, non-illuminated sign, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The proposed sign shall be constructed no closer than 10 feet from the right-of-way of Edmondson Avenue.
- 3) The sign shall not be illuminated after 9:00 PM.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH:bjs

J. Robert Haines
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3533

J. Robert Haines
Zoning Commissioner

October 28, 1988

Dr. & Mrs. George C. Abraham
5502 Edmondson Avenue
Baltimore, Maryland 21229

RE: PETITION FOR ZONING VARIANCE
NW/4 Edmondson Avenue, 61' SW of the c/l of North Bend Road
(5502 Edmondson Avenue)
1st Election District - 1st Councilmanic District
George C. Abraham, D.D.S., et ux - Petitioners
Case No. 89-142-A

Dear Mr. & Mrs. Abraham:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner for
Baltimore County

JRH:bjs

cc: People's Counsel

File



Dennis F. Rasmussen
County Executive

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.3.C. to permit a 54 sq. ft. double-faced, illuminated, freestanding sign (4'6" ht.) in lieu of the allowed 8 sq. ft. single-faced, and non-illuminated, respectively.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.3.C. to permit a 54 sq. ft. double-faced, illuminated, freestanding sign (4'6" ht.) in lieu of the allowed 8 sq. ft. single-faced, and non-illuminated, respectively.

1. Increased visibility of sign for expanded day and 2-3 evening hours.
2. Visibility for expanded and advanced dental services.
3. Better marketing of new name of practice Soft Touch Dental Care.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Dr. George C. Abraham
(Type or Print Name)
Signature
5502 Edmondson Ave.
Address
Baltimore Md. 21229
City and State

Legal Owner(s):

Dr. George C. Abraham
(Type or Print Name)
Signature
Lizette Abraham
(Type or Print Name)
Signature

Attorney for Petitioner:

(Type or Print Name)
Signature
Address
City and State

5502 Edmondson Ave. 747-3700
Address Phone No.
Baltimore Md 21229
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Dr. George C. Abraham
Name
5502 Edmondson Ave. 747-3700
Address Phone No.
Baltimore Md 21229
City and State

Attorney's Telephone No.:

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of October, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of October, 1988, at 2:00 o'clock P.M.

C. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3533

J. Robert Haines
Zoning Commissioner

Dr. & Mrs. George C. Abraham
5502 Edmondson Avenue
Baltimore, Maryland 21229

Re: Petition for Zoning Variance
CASE NUMBER 89-142-A
NW/4 Edmondson Avenue, 61' SW of North Bend Road
(5502 Edmondson Avenue)
1st Election District - 1st Councilmanic
Petitioner(s): Dr. George C. Abraham, et ux
HEARING SCHEDULED: WEDNESDAY, OCTOBER 19, 1988 at 2:00 p.m.

Dear Dr. & Mrs. Abraham:

Please be advised that \$81.00 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 (2-5) minutes before

BALTIMORE COUNTY, MARYLAND No. 039973
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 10/18/88 ACCOUNT 89-142-A
RECEIVED FROM Dr. G. C. Abraham
FOR 81.00
B 8111*****000089-142-A
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 22, 1988.

THE JEFFERSONIAN,

Po # 05094
Reg # M20315
Price \$66.02

Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case No. 89-142-A
NW/4 Edmondson Avenue,
61' SW of North Bend Road
(5502 Edmondson Avenue)
1st Election District - 1st Councilmanic District
Petitioner(s): Dr. George C. Abraham, et ux
Hearing Date: Wednesday, Oct. 19, 1988 at 2:00 p.m.

Variance to permit a 54 sq. ft. double-faced, illuminated, freestanding sign (4'6" ht.) in lieu of the allowed 8 sq. ft. single-faced, and non-illuminated, respectively.
In the event that the Petitioner is unable to appear at the hearing, the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in the office for the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
494-3533

Beginning for the same on the northwesternmost side of Edmondson Avenue at the distance of sixty one and fifty one-hundredths of the northwesternmost side of Edmondson Avenue and the southwesternmost side of North Bend Road and running thence fifty feet and extending backparallel with North Bend Road if even width and even depth of one hundred and fifty feet to the southernmost side of a fifteen foot alley there situate with the use thereof in common being Lot numbered One Hundred and Twenty (120) as shown On the recorded plat of Maridale Little Farms in the Land Records of Baltimore County, in Plat Book W.P.C. No. 6 folio 764c; said lot of ground and the improvements thereon being known as No. 5502 Edmondson Avenue.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting September 22, 1988
Posted for: Variance
Petitioner: Dr. George C. Abraham, et ux
Location of property: NW/4 Edmondson Avenue, 61' SW of North Bend Road (5502 Edmondson Avenue)
Location of Sign: In front of 5502 Edmondson Avenue
Remarks:
Posted by: J. J. Proctor Date of return: September 22, 1988
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 6, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on September 22, 1988.

Po # 05094
Reg # M20315

\$66.02 THE JEFFERSONIAN,
Publisher
and Catonsville Times

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case Number 89-142-A
NW/4 Edmondson Avenue,
61' SW of North Bend Road
(5502 Edmondson Avenue)
1st Election District - 1st Councilmanic District
Petitioner(s): Dr. George C. Abraham, et ux
Hearing Date: Wednesday, Oct. 19, 1988 at 2:00 p.m.

Variance to permit a 54 sq. ft. double-faced, illuminated, freestanding sign (4'6" ht.) in lieu of the allowed 8 sq. ft. single-faced, and non-illuminated, respectively.
In the event that the Petitioner is unable to appear at the hearing, the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be in writing and received in the office for the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
494-3533

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Town, Maryland 21204
494-3353

9/13/88

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-142-A
NW/4 Edmondson Avenue, 61' SW c/1 North Bend Road
(5502 Edmondson Avenue)
1st Election District - 1st Councilmanic
Petitioner(s): Dr. George C. Abraham, et ux
HEARING SCHEDULED: WEDNESDAY, OCTOBER 19, 1988 at 2:00 p.m.

Variance to permit a 54 sq. ft., double faced, illuminated, freestanding sign (4'6" ht.) in lieu of the allowed 8' sq. ft., single faced, and non-illuminated, respectively.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Dr. & Mrs. Abraham -
File

89-142-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

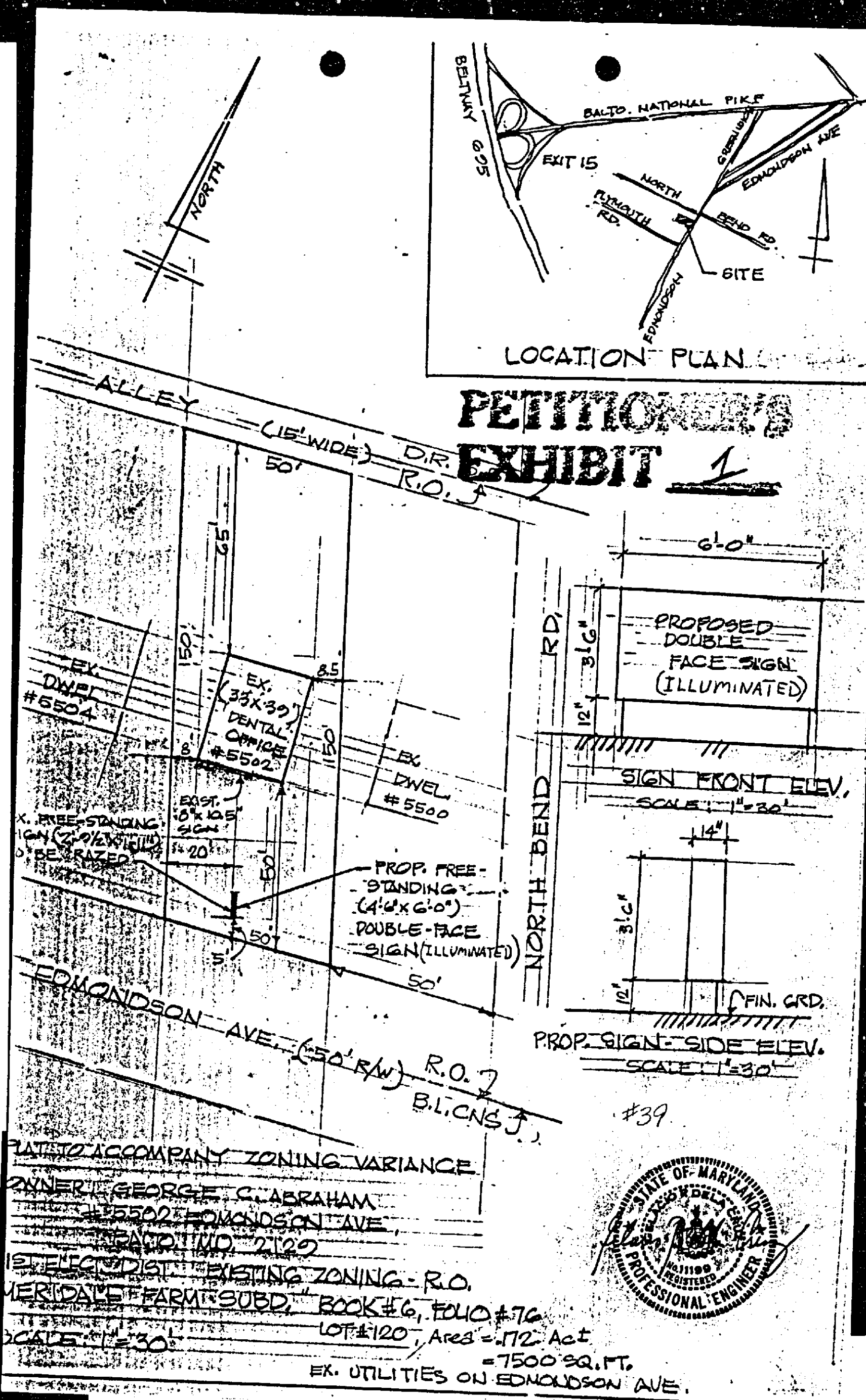
Your petition has been received and accepted for filing this
3rd day of August, 1988.

J. Robert Haines
Zoning Commissioner
RECEIVED BY: J. Robert Haines
Chairman, Zoning Plans
Advisory Committee

Petitioner: Dr. George C. Abraham, et ux
Petitioner's Attorney: _____



PETITIONER'S EXHIBIT 2



Baltimore County
Fire Department
Towson, Maryland 21204-2356
494-4500

Paul H. Reinke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Dr. George C. Abraham, et ux
Location: NW/4 of Edmondson Avenue, 61' SW c/1 of North Bend Road
Item No.: 39 Zoning Agenda: Meeting of 8/2/88

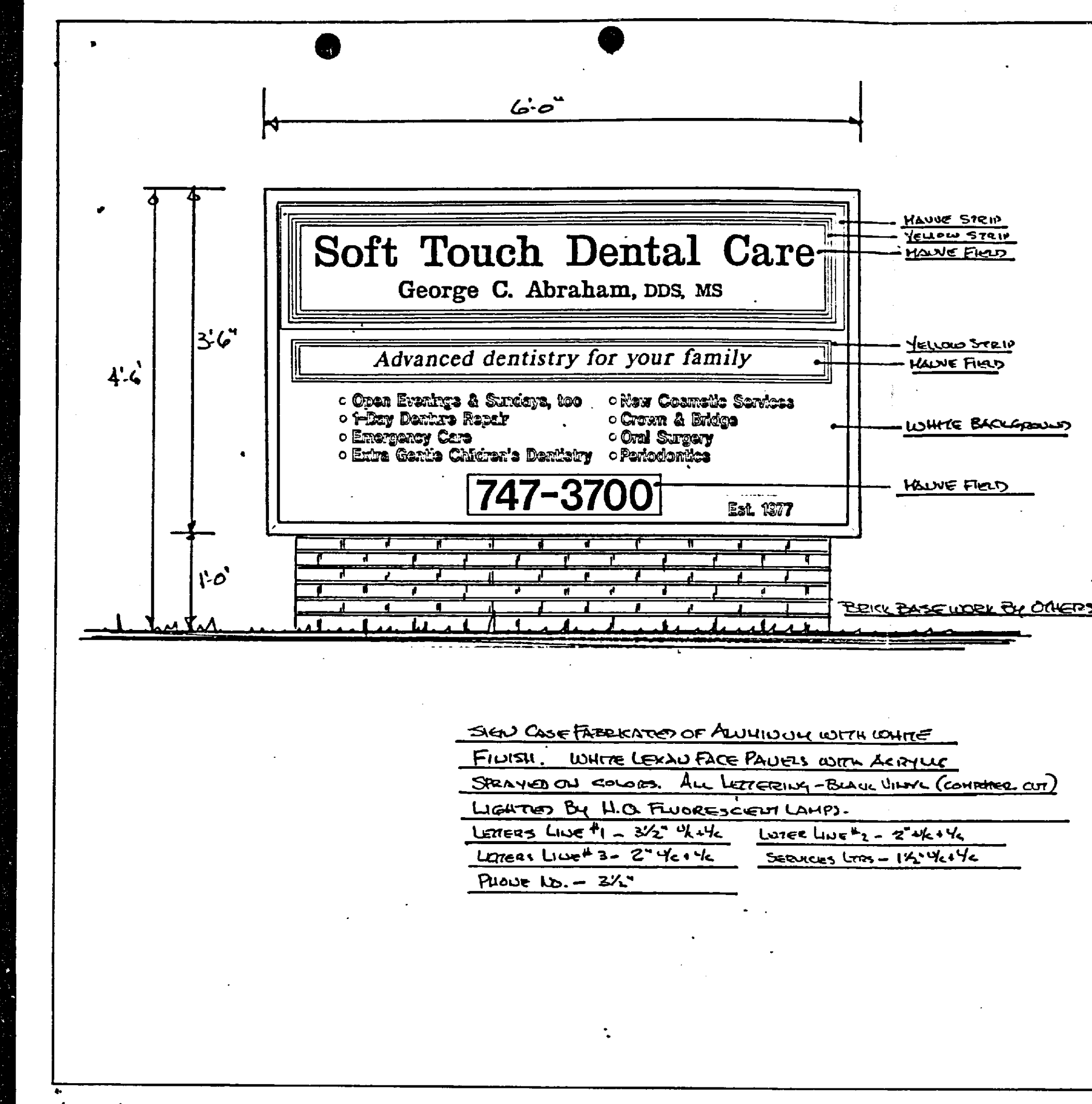
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: C.H.A. and K.B. 8-18-88 Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



Sign Case Fabricated of Aluminum with white finish. White Lexan face panels with acrylic sprayed on colors. All lettering - black vinyl (containing cut) lighted by H.O. fluorescent lamp.
Letters Line #1 - 3/4" x 1/4" Letters Line #2 - 2" x 1/4"
Letters Line #3 - 2" x 1/4" Services Line - 1 1/2" x 1/4"
Phone No. - 2 1/2"

PETITIONER'S EXHIBIT 3

Proposed Double Face 6'-4" High Sign
Soft Touch Dental Care

CLAUDE LEON SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE MD 21235
Design No. BB399 July 2, 1988

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 10, 1988

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dr. & Mrs. George C. Abraham
5502 Edmondson Avenue
Baltimore, Maryland 21229

RE: Item No. 39 - Case No. 89-142-A
Petitioners: Dr. George C. Abraham, et ux
Petition for Zoning Variance

MEMBERS
Bureau of Engineering
Department of
State Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Dr. & Mrs. Abraham:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3354

August 24, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 480, 5, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Very truly yours,

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/HF/lab

RECEIVED
AUG 29 1988
COUNTY OFFICE

Client: Abraham, DDS
Copywriter: CB

Project: Sign/Name
Date: 6/6/88

Name recommendations:

Soft Touch Dental Care
George C. Abraham, D.D.S., M.S.
Advanced dentistry for your family

Delicate Dental Care
George C. Abraham, D.D.S., M.S.
Extra gentle family dentistry

Sunshine Dental Care
George C. Abraham, D.D.S., M.S.
For a sunny smile

George C. Abraham, D.D.S., M.S.
Soft Touch Family Dentistry

Advanced Family Dentistry
George C. Abraham, D.D.S., M.S.
With a soft touch for your entire family

Name Rationale:

Soft Touch Dental Care
George C. Abraham, D.D.S., M.S.
Advanced dentistry for your family

"Soft Touch Dental Care" addresses one of the most overwhelming concerns of dentistry -- the public's fear of dentists and the drill.

While many practices are highlighting "gentle dental" or "we cater to cowards," only a few in the vanguard have seized the position with a strong name. The positioning allows the practice to convey this important message right up front, and still follow with other messages of advanced knowledge and services.

Even though the name addresses dental fear, it cannot be expected that the name alone will convince dental phobics to visit the dentist. Rather, the name will attract those individuals who have already determined they must visit a dentist, but do not know yet which dentist. It has been established that most dental patients have some dental fear, and that of those who are without regular dentist, an even greater number experience dental fear. Thus, of this category, a name based on gentle dental practice gives the impression that "This is a place that truly cares about me -- they're concerned about my pain and my fears. They must, even their name is gentle. That sounds like my kind of place."

Other naming categories were explored in the process. Among these categories were the following:

- 1. Advanced care/services**
This category normally works best for the dental practice that includes "A-Z" dentistry, including extensive high-tech equipment, several practitioners, and everything from orthodontics to implants. Often this is a strategy employed for a younger, up-scale audience that values "the newest and best of everything."
- 2. Convenience**
Best for practices that feature extended hours and days, several locations, emphasis on quick emergency service, numerous assistants for insurance billing and other services.
- 3. Tradition/Value**
This naming strategy emphasizes a long-standing practice, parent/child or husband/wife practice, "good old fashioned service," and so on. The target market for this strategy normally values tradition, family, and an old-fashioned doctor/patient relationship. While many practices do feature these elements, there is many times a stronger positioning.
- 4. Technique/Service**
The technique/service name zeros in on an important feature of the practice, be it cosmetic procedures, orthodontics, periodontics or some other factor; or it emphasizes a feature that is of great importance to the target audience, such as gentle dentistry, whole family emphasis, and so on. The strategy allows for a "Specialist" emphasis in a general practice.

Because it is traditional and desired for the single practitioner's name to go in the practice name, we have followed "Soft Touch Dental Care" with "George C. Abraham, D.D.S., M.S." This

will instill confidence that there is a "real person" behind the practice.

The theme line, "Advanced dentistry for your family," conveys several important and comforting messages -- that the practitioner knows and uses advanced techniques (an important message in this world of rapidly changing technology) and that he treats the entire family.

Dr. Abraham Keeps You Smiling

with advanced training and gentle care
You only get one set of permanent teeth. Choose a dentist you can trust to care for them properly.

"As a dental instructor and a family dental practitioner, I know the latest services and best techniques."

"In my office, my patients always come first. My staff and I really care about your comfort and satisfaction."

George C. Abraham, D.D.S., M.S.
Practicing dentistry since 1965. Dental Instructor & Author.
Member, American Dental Association, Member, Academy of Operative Dentistry, Member, Baltimore County Dental Society.

5502 Edmondson Avenue
747-3700
Soft-Touch Dental Care

7 traffic lights from Botway exit 14 at Edmondson Avenue & Northend in Catonsville

Preventive, restorative, and children's dentistry
Periodontal surgery, oral surgery, and root canal
Dentures and repairs
Convenient evening and Sunday hours
Prompt appointments and emergency care
Staves headphones and ultrasounds
Senior citizen discounts
Many insurance plans accepted
Cosmetic bonding

We Cater to Cowards

WESTGATE COMMUNITY ASSOCIATION, INC.

Serving Our Community Since 1931
October 25, 1988

Mr. J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

Subject: Zoning Exception Request #89-142-A

I have been advised to put my neighborhood's concerns into writing regarding the above exception request.

My previous conversation with the dentist who has requested an exceptionally large (54"x54") sign, to be illuminated and permanently affixed at the front of his office, 5506 Edmondson Avenue, added support to concerns I have been hearing from the membership of my community association. The proposed wording SOFT TOUCH DENTAL CARE will raise eyebrows, at least among the mature. The implication of the use of his title term would publicly pronounce the man a "thief," a "pick pocket," or worse. After talking to the dentist I recognize him to be a man of foreign extraction and unaware of the connotation of our American slang term "soft touch". I also realize the dentist is an honorable man who simply wishes to illuminate his sidewalk and, additionally, would like to advertise his business as effectively as possible.

The sign in question was planned at a time when deterioration abounded at Westgate Shopping Center. For the first time in the center's long history the litter and loitering at our formerly well-kept shopping center abounded, giving the appearance of an inner-city slum. I assume the dentist, upon seeing these conditions saw a need for visibility in advertising and, therefore, chose this means.

This past summer has provided us with complete improvement in the conditions I have just mentioned. The existing broken, separated cement blocks had encouraged crabgrass to grow in deep crevices and holes there, and invited litter and broken bottles to be thrown down. The conditions acted as an open invitation to those accustomed to that unsightly environment and resulted in loitering by the most undesirable characters from outside our immediate neighborhood. The entire sidewalk area has been replaced.

The completion of the improvement to Westgate Shopping Center is to include open squares where ornamental trees will sprout in Spring '89. Obviously, the store owners have gone to great expense to improve and beautify the previously unsightly block.

RECEIVED
OCT 25 1988
ZONING OFFICE

And there's more; our association is pleased beyond words at the combined efforts, and the results brought about by recent County, business, and community involvement in upgrading the old Korvette, now Zayre, property in the nearby Rt. 40 shopping center. All the storefronts are beautifully renewed; trucks are no longer allowed to park on the huge resurfaced lot, and we have a condition effort to channel traffic patterns so as not to interfere with the residential life of our community and, for all this, we must express our thanks to all involved in the improved conditions.

The time/ money spent in the planning and work by all on these two project is, even now, increasing values of residential properties; more importantly, once again we can look to our neighborhood as a place to be thankful for rather than the fact of being embarrassed to take friends and family home to.

Your attention and continued assistance in preserving our treasure here is much appreciated.

Respectfully,

Irene K. Lash, Vice Pres.
Baltimore County Planning/
Zoning Affairs Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Dr. George Abraham
SUBJECT: Zoning Petition No. 89-142-A
Date: October 18, 1988

The applicant is requesting a variance to allow for a 54 sq. ft., double-faced, illuminated, free-standing sign (34'x6') in lieu of the allowed 8 sq. ft., single-faced non-illuminated sign. In response to this request, staff provides the following information:

- Sec. 203-3 dealing with the R0 zone was recently amended by County Council. The legislation will become effective on November 17, 1988. The legislation iterates in Sec. 203-3C the existing criteria of one stationary outside identification sign...not illuminated, does not project more than 6 inches from the building, and does not have a surface area exceeding 8 square feet....except that along a principal arterial an additional free-standing sign with a surface area of no more than 15 sq. ft. per side is also allowed....
- The applicant's property is located along Edmondson Avenue which is classified as an arterial road. Any proposed signage should be no larger than 3 feet by 5 feet in size (per side) and should not be illuminated. In addition, site disturbance should be augmented with some additional appropriate landscaping.

Based upon the information provided and analysis conducted, staff would recommend approval subject to the conditions noted.

PK/sf

RECEIVED ZONING OFFICE
DATE: 10/19/88